



City of Seattle

Department of Construction and Inspections

Nathan Torgelson, Director

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3024713

Address: 1917 13th Ave S

Applicant: Mike Peterson of S+H Architects

Date of Report: Friday, September 09, 2016

DPD Staff Present: Beth Hartwick

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) LR3
(South) LR2
(East) LR2
(West) SF 5000

Lot Area: 6,000 sq. ft.

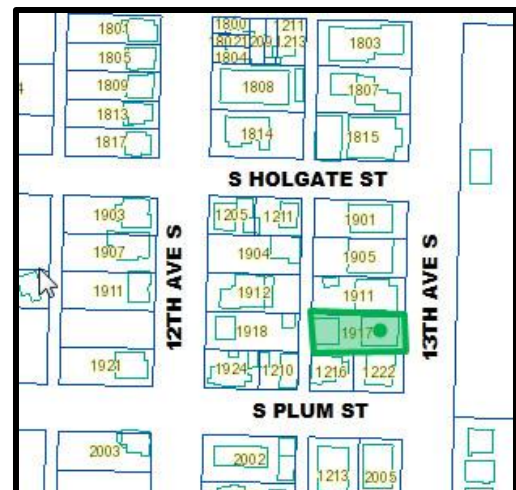
Current Development: Single family structure built in 1923.

Access: The site is accessed by 13th Ave S and an unimproved alley.

Environmentally Critical Areas: None

Surrounding Development and Neighborhood

Character: The site is located in the Beacon Hill Neighborhood and the North Beacon Hill Urban Village. Several institutions and recreational features anchor the neighborhood; Jefferson Park, Beacon Hill playground, El Centro de la Raza, Beacon Hill International School, Pacific Medical Center and the Mountains to Sound Greenway Trail.



Directly to the south of the site are two single family residences constructed in 1939. To the north is a triplex built in 1967. The rest of the blockface is developed with a duplex and a triplex built in the 1970's. Across the alley is a single family zone. Across 13th Ave S is Beacon Hill playground and to the south Beacon Hill school.

PROJECT DESCRIPTION

The proposal is for two townhouse structures each with three units for a total of six units. Six surface parking spaces will be accessed from the alley. The existing single family structure will be demolished.

PUBLIC COMMENT

The following public comments were received:

- Requested a design with fewer units and below grade parking to address street parking, traffic and safety concerns.
- Requested a design with 12 parking spaces, on site lighting for safety, and that solid waste storage be located off the alley.
- Requested that the alley be paved.

Comments were made that are beyond the scope of the SDR report such as pest control, construction and providing a community garden on the site.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1. Massing and Site Layout:

- a. Consider flipping the site plan so that the pedestrian walkway is along the north property line. This will allow the landscaping to have greater solar access on the south and allow for greater privacy for the two single family structures to the south. (CS2.D.5, PL1.C.1)
- b. Maintain the proposed separation between the two structures to maximize light and air and open space. (DC3.A.1, DC3.C.2)
- c. The scale of the street facing east elevation is much greater than the existing abutting structures. The height of the four walls separating the three balconies is much higher than needed at close to 14' above the deck between the balconies. Break down the scale of these walls, and reduce the height of the two walls facing the abutting properties. (CS2.D.1, CS2.III.iv)
- d. Design the penthouses so they are the minimum height required by building code so as to minimize the bulk. (CS2.D.5, CS2.III.iv)

2. Wayfinding and Lighting:

- a. Design the pedestrian walkway to be attractive and easy to access and use. Provide signage, lighting and other features along the street facing elevation to indicate that this is the site entry to the back units. (PL2.B1&2, PL2.D.1, PL2.I.iii)
- b. Provide lighting in the amenity areas as well as the surface parking and pedestrian pathways that will activate when it is dark to enhance the design. Provide a lighting plan. (PL2.B1&2, PL2.I.iii)
- c. Lighting should not cause glare to the neighboring properties. (DC4.C.2)

3. Design and Materials:

- a. The north façade of the street facing building does not relate well to the rest of the design and needs additional work to resolve the design. Consider some horizontal windows, (maintain the privacy of the abutting structure-DC2.I.iii) and provide a variation of color and texture similar to the other elevations. (DC2.B.1, DC2.D.1, DC2.II.ii)
- b. Maintain the street facing glazing and doors on the east elevation. Consider a partial use of railings at the third story balcony to add more visual interest to the façade. (PL2.B.1, PL2.II.ii, DC2.C.1)
- c. See comment 1.c above about the extension of the party and exterior walls at the balconies. Design this façade to minimize the blank wall visible from the street. (DC2.B.2)
- d. Consider using metal railing instead of a solid parapet at the west elevations of the roof deck to provide additional visual interest. (DC2.C.1)

4. Landscaping and Site Fixtures:

- a. Maintain the proposed landscaping using native plants. Consider pulling some green into the parking area, perhaps extending the landscaping along the north or south property line. (DC4.D.1, DC4.D.3, DC3.I.ii)
- b. Consider a 4" to 6" curb around the landscaping at the street facing entries to provide a demarcation between public and private space. (PL3.A.3, PL3.B.1)
- c. Why is there so much hardscape in the planting strip? Provide more green and at a minimum reduce the width of the southern 'walkway' from the curb to the sidewalk. (DC4.D.1)
- d. Add visual interest to the large expanse of paving in the parking area off the alley. (DC4.D.2)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

North Beacon Hill Supplemental Guidance:

CS2-III Height, Bulk and Scale Compatibility

CS2-III-iv. Shadows: Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

North Beacon Hill Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Defensible Space:

- a. Create awareness of the boundary between public and private space.
- b. Allow for clear lines of sight.
- c. Prevent spaces of entrapment.
- d. Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent “eyes on the street.”
- e. Clearly indicate public routes and discouraging access to private areas with structural elements.

PL2-I-iii. Surveillance: Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks.

PL2-II Streetscape Compatibility

PL2-II-ii. Townhouse Orientation: Orient to provide pedestrian entrances to the sidewalk.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever

possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

North Beacon Hill Supplemental Guidance:

DC2-I Respect for Adjacent Sites

DC2-I-i. Windows/Decks: Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

DC2-I-ii. Upper-Floor Setbacks: Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

DC2-I-iii. Window Location: Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

DC2-II Architectural Concept and Consistency

DC2-II-ii. Proportioned Design: Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:

- a. Facade modulation and articulation
- b. Windows and fenestration patterns
- c. Trim and moldings

- d. Grilles and railings
- e. Lighting and signage

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

North Beacon Hill Supplemental Guidance:

DC3-I Landscaping to Enhance the Building and/or Site

DC3-I-i. Planting Function: Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of North Beacon Hill

DC3-I-ii. Native Plants: Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance, the following adjustment was requested:

- 1. Facade Length (SMC23.45.527):** The Code requires that the maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line. As the lot is 120' long 65% is 78'. The applicant proposes that the façade length be 80'-6" or 67%.

SDCI staff indicates they would be supportive of the facade length adjustment if the side setbacks provided were beyond the code requirements. However, it appears that the street facing building will not meet the required side backs (see below) as the façade length is over 40'. To allow this adjustment please consider flipping the site plan with the pedestrian access along the north property line and providing a 5.5 setback along the north property line and a 7' setback at the south property line. If you do not follow this guidance, please provide a written explanation why. SDCI staff also feels that a design meeting the guidance given above in 1.c and 3.a & b must be met for the adjustments to be considered and to better meet design guidelines **CS2-D-1. Existing Development and Zoning, DC2-B-1. Façade Composition, and DC2-B-2. Blank Walls.**

I believe that you will also need an adjustment from SMC23.45.518.A side setbacks. Facades that are longer than 40' need to provide a 7' average, 5' minimum side setback. Please request this adjustment for the side yards for Building A, as needed, as part of the building plan submittal. Explain how allowing this adjustment will provide a design that better meets the design guidelines.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.
2. Along with your building permit application, please include a narrative response to the guidance provided in this report.
3. All requested adjustments must be clearly documented in the building permit plans.